

145.0

0003

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
962,200 / 962,200
962,200 / 962,200
962,200 / 962,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		SPRING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHAMBERS DANIEL W--ETAL	
Owner 2: ARCUS DOREEN M	
Owner 3:	
Street 1: 189 SPRING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 1	Unit #:
Owner 1: CHAMBERS DANIEL W--ETAL	
Owner 2: ARCUS DOREEN M	
Owner 3:	
Street 1: 189 SPRING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 2	Unit #:
Owner 1: CHAMBERS DANIEL W--ETAL	
Owner 2: ARCUS DOREEN M	
Owner 3:	
Street 1: 189 SPRING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 3	Unit #:
Owner 1: CHAMBERS DANIEL W--ETAL	
Owner 2: ARCUS DOREEN M	
Owner 3:	
Street 1: 189 SPRING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
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Postal:	

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St/Prov:	Cntry
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Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101	8020.000	433,700		528,500	962,200		
Total Card	0.1841	433,700		528,500	962,200	Entered Lot Size	
Total Parcel	0.1841	433,700		528,500	962,200	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	407.80	/Parcel: 407.80	Land Unit Type:	

Parcel ID: 145.0-0003-0003.A

User Acct	94971
GIS Ref	
GIS Ref	
Insp Date	05/30/17
05/30/17	11326!

USER DEFINED

Prior Id # 1: 94971

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good	OF=BMT SINK & 2ND SINK IN FBATH.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Average	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRs: 4	Baths: 1 HB

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TOTALS

1	8	4
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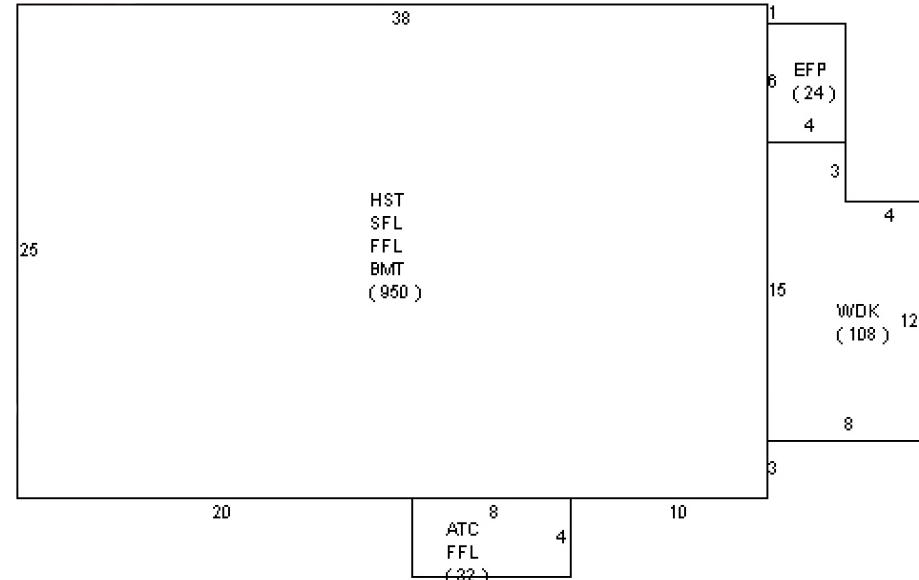
RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

PARCEL ID

145.0-0003-0003.A

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1938
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYS COND**

GD - Good	18. %
Functional:	%
Economic:	%
Special:	%
Override:	%

TOTALS**18.6 %**

Total:	18.6 %
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CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.08420730
Const Adj.:	0.98500049
Adj \$ / SQ:	144.173
Other Features:	102328
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532761
Depreciation:	99093
Depreciated Total:	433667

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:**AvRate:****Ind.Val****Juris. Factor:****Before Depr:****Special Features:****Val/Su Net:****Final Total:****Val/Su SzAd:****179.35****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	982	144.170	141,577	BMT	100	RRM	20	F	
BMT	Basement	950	46.020	43,719	HST	100	UNF	50		
SFL	Second Floor	950	144.170	136,964						
HST	Half Story	475	115.340	54,786						
WDK	Deck	108	15.030	1,623						
EFP	Enclos Porch	24	71.510	1,716						
ATC	Attic	11	144.170	1,615						
	Net Sketched Area:	3,500		Total: 382,000						
	Size Ad	2418.2	Gross Area	3996	FinArea	2360				

IMAGE**AssessPro Patriot Properties, Inc**